



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:

Kade Peck
R2PC Planner
(517) 416-0405
kpeck@mijackson.org

DATE: September 10, 2026

TIME: 6:00 p.m.

PLACE: 5th Floor Commission Chambers
Jackson County Tower Building
120 W. Michigan Avenue
Jackson, Michigan 49201

MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment [**3 MINUTE LIMIT**]
3. Approval of Minutes
Approval of the July 9, 2026, meeting minutes [**ACTION**] 3
4. Approval of Agenda
Approval of the September 10, 2026, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) –
 - (1)CZ | #26-13 | Waterloo Text Amendment [**ACTION**] 6
 - (2)CZ | #26-14 | Summit Township Text Amendment [**ACTION**].....14
 - (3)CZ | #26-15 | Summit Township Rezoning Application [**ACTION**]..... 22
 - (4)CZ | #26-16 | Leoni Township Rezoning Application [**ACTION**]..... 36
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
 - a. Unfinished business –None
 - b. New business – *None*
 - c. Notices - *None*
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is October 8th, 2026

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Jackson County Planning Commission

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MEETING MINUTES

July 9, 2026

5th Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

Members Present: Mr. Corey Kennedy, Board of Commissioners; Mr. Kurt Cole, At Large; Ms. Nancy Hawley, Chair; Mr. Ted Hilleary, Education; Ms. Mary Wolcott, At Large; Mr. Russ Jennings, At Large; Ms. Celia Croff, At Large; Mr. Mark Baldwin, Economic.

Members Absent: Mr. John Brennan, At Large.

Staff Present: Mr. Kade Peck, Planner.

Others Present: None.

Item 1. **Call to Order and Pledge of Allegiance.** Comm. Hawley called the meeting to order at 6:00 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.**

Ralph Klok, a property owner near the 26-10 Napoleon rezoning on Hoyer Road to change two parcels to Rural Residential, provided information about the rezoning that they believed was not showcased in their application. Comments focused on the maps provided not showcasing the vision that the applicant had for the rezoning and issues with wetlands.

Sharol Klok, a property owner near the 26-10 Napoleon rezoning on Hoyer Road to change two parcels to Rural Residential, articulated environmental concerns that could be an issue if the subdivision is built out like the applicant was hoping to do. They mentioned that there is a Eagle nest within the parcels and could limit tree clearing for the subdivision. She also brought up that much of the land on the parcels is wetlands, meaning that much of the property is not able to be built on.

Item 3. **Approval of Minutes.** Comm. Wolcott made a motion, seconded by Comm. Jennings, to approve the April 9, 2025, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** Comm. Baldwin made a motion to approve the agenda for July 12, 2026, seconded by Comm. Kennedy. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation.**

a. **Consideration of Township Zoning Amendment(s).**

(1) **CZ | #26-09 | Napoleon Township**

Staff referred to a report regarding a rezoning request for a parcel in Napoleon Township from Agricultural (Ag-1) to Residential (R-1).

Discussion was had about the rezoning and how much it fits into some of the more agricultural elements in the area.

Comm. Kennedy made a motion to recommend **approval** of the zoning text amendment, supported by Comm. Baldwin. *The motion was approved 4-2.*

(2) **CZ | #26-10 | Napoleon Township**

Staff referred to a report regarding a rezoning request for a parcel in Napoleon Township from Agricultural (Ag-1) to Rural Residential (RR).

Commissioners expressed many concerns with the rezoning. Much of the concerns were focused upon that the initial application was for a different zoning than the was approved at the PC, which the planning commission believe could make the new application invalid. Planning commissioners recommended that the process restart with the initial application being for the rural residential to ensure the process is legally valid.

Comm. Cole made a motion to recommend **approval** of the rezoning, supported by Comm. Kennedy. *The motion was disapproved after failing the vote 2-4.*

(3) **CZ | #26-11 | Leoni Township**

Staff referred to a report regarding a zoning text amendment from Leoni Township.

Commissioners had issues with the vagueness of the zoning text amendment as well as the wording of it potentially creating issues for other conditional uses in the ordinance. They recommended that Leoni Township add a definitions section and ensure that the addition of an agricultural special land use does not disallow other forms of commercial activity on an agricultural property, especially in regards to the requirement of a home being on the property of these specific permits.

Comm. Kennedy made a motion to recommend **disapproval with comments** of the rezoning, supported by Comm. Cole. *The motion was approved unanimously.*

- b. **Consideration of Master Plan(s).** None.
 - c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.
- Item 6. **Other Business.**
- a. **Unfinished Business.** None.

b. **New Business.** None.

c. **Notices.** None.

Item 7. **Public Comment.** None.

Item 8. **Commissioner Comment.** None.

Item 9. **Adjournment.**

Comm. Kennedy made a motion to adjourn, supported by Comm. Cole. *Commissioners approved the motion unanimously.*

The meeting adjourned at 6:55 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary



Jackson County Planning Commission

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COORDINATED ZONING REPORT | #26-13

To: County Planning Commissioners

From: Kade Peck, R2PC Planner

Date: September 10, 2026

Proposal: **Zoning text amendment for Waterloo Township's zoning ordinance. Language in section 11.11 changed around the site requirements for kennels.**

Background Information

The Township is getting rid of the width requirement for kennels in section 11.11 of the Township ordinance. It also changed it so that all parcels are subject to the rule that the buildings animals use for kennels cannot be within 100 feet of the lot line.

Analysis and Recommendation

JCPC Staff Analysis and Advisement – The zoning text amendment changes appear reasonable. For these reasons, staff recommends **Approval** for the zoning text amendment.

Staff Report Attachment(s):

- *Background information provided by Waterloo Township*

Suggested Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the JCPC recommendation will be mailed back to the Clerk, who will return a copy to the JCPC with the Township Board Action.

THE WATERLOO TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Jackson County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

1. The above described property has a proposed zoning change FROM _____ (_____) ZONE TO _____ (_____) ZONE.
2. PURPOSE OF PROPOSED CHANGE: _____

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE 11 SECTION 11

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)
SEE ATTACHED SHEET - SECTION 11.11 - KENNELS

- C. PUBLIC HEARING on the above amendment was held on: month 8 day 18 year 2026
- D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 8 day 1 year 2026
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: STOCKBRIDGE COMMUNITY NEWS

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☒ APPROVE or ☐ DISAPPROVE.

RALPH K. SCHUMACHER ☐ Chair or ☒ Secretary 8 / 18 / 2026 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:
☐ Recommends APPROVAL of the zoning change
☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
☐ Takes NO ACTION.

_____, Recording Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The _____ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ☐ PASSED, ☐ DID NOT PASS, or was ☐ REFERRED ANEW to the Township Planning Commission.

Township Clerk

Section 11.11 Kennels

A. The following site and developmental requirements shall apply:

1. The lot shall be at least five (5) acres in size and three hundred (300) feet in width.
2. Kennels shall not be located in a platted or condominium subdivision.
3. Buildings where animals are kept, runs, and exercise areas shall not be located nearer than one hundred feet (100) to any adjacent lot line in a Conservation or Residential district or any adjacent building used by the general public. Runs and exercise areas shall be located in the rear yard only.

B. Special Performance Standards:

1. The premises shall be kept in a clean and sanitary manner to prevent the accumulation of flies, the spread of disease or offensive odor.
2. All animals must be licensed and maintained in a healthful and careful manner.
3. The main kennel building used to house the animals shall be insulated in such a manner that animal noises are minimized.
4. Habitual barking or unusual noise from the kennel which results in a nuisance to neighboring land owners or residents is prohibited.
5. Exercise yards, when provided for training or exercising, shall not be used between the hours of 9:00 p.m. and 7:00 a.m.
6. During the hours of 7 a.m. until 9 p.m. animals shall be permitted in outdoor runs or pens. Animals shall be kept confined and not allowed to run at large on the property, except as part of supervised training.
7. Indoor runs shall be a minimum of four (4) feet wide and ten (10) feet long.
8. The kennel shall be staffed during all day-light hours.
9. The kennel owner or kennel manager shall reside on the same lot as the kennel.
10. All kennels shall be operated in conformance with all applicable county, state and federal regulations.
11. All kennels shall be subject to all applicable permitting or licensing requirements of Jackson County and the state. The applicant shall submit satisfactory evidence verifying the issuance of such permits, or the absence of the need for such permits.

Article 21 – Definitions

Kennel: A lot or premises on which three (3) or more dogs, or three (3) or more cats, or three (3) or more similar animals, six (6) months of age or older, are kept either permanently or temporarily for the purposes of breeding, boarding, leasing, training, sale, or transfer.

Public Hearing Notice -Waterloo Township

Tuesday, August 18, 2026 at 7:00pm

The Waterloo Township Planning Commission will hold a Public Hearing on Tuesday, August 18, 2026 at 7:00pm at the Waterloo Township Offices located at 9773 Mt. Hope Road, Munith, MI 49259. The purpose of the Public Hearing is to receive public comment on proposed text changes to sections 11.11A1 and 11.11A3 on township kennels. A copy of the proposed text changes may be viewed at the township offices during regular business hours.

Written comments should be mailed or emailed to the township offices, 9773 Mt. Hope Road, Munith MI 49259 or dropped off prior to August 17th, 2026.

Individuals with special needs requiring auxiliary aids or services should contact the Waterloo Township Board by writing or calling the Clerk's Office, 9773 Mt. Hope Rd, Munith, MI 49259. Phone: 517-596-8400.

Ralph Schumacher
Planning Commission Secretary

Gormley Law Offices, PLC
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Local Attorney & Counselor at Law - Committed To Your Goals
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Reading Between the Lines 'Purple State' is a campaign for unity

by Jessica Martell

DANA PERINO



As a writer, Dana Perino makes several bold choices in "Purple State" and extends a beach-read olive branch across the political aisle. Photo credit HarperCollins.com

In 2007, Dana Perino made history when she became the first Republican woman to serve as the White House press secretary. Since then, she has worked as a political commentator and written several nonfiction bestsellers. This year, Perino made her fiction debut with "Purple State," a story of three New York City women finding love in small-town Wisconsin.

As a writer, Perino makes several bold choices in "Purple State." First, she chose to write a story centered around three liberal young women. This seems risky only because Perino's established fan base might not be inclined to sympathize with these protagonists. Further, readers from the other side of the political spectrum might be incredulous, looking for ways Perino creates stereotypical caricatures more than well-rounded characters.

"Purple State" follows the story of Dot, a disenchanted PR consultant, who decides to take a job with a Democratic political action committee (PAC) for the year leading up to the 2028 election. The job is to live in Wisconsin, a state notorious for flip-flopping red and blue between election cycles. She is charged with getting to know the people and the issues residents care about, while strategizing with the PAC to deliver a Democratic win in the state.

Dot enlists her two best friends, Harper, an aspiring author, and Mary, a hot-shot attorney, to join her on this adventure. Perino engages Hallmark's tried-and-true formula: Big city girls plus small-town stud muffins equals romantic comedy "warm fuzzies." The result: Perino seems to give readers either window into characters that might be very different from themselves or mirrors to reflect characters that might be familiar.

The next interesting choice Perino makes is writing a story without any real antagonists. Barely any attention is paid to the Republican candidates or their political operatives, who would be the natural adversarial choice, possibly because the author did not want to cast aspersions on her own party. In the story, Dot and her colleagues struggle with the DNC at times, providing some eyebrow-raising revelations about the inner workings of the PAC leadership. While these behind-the-scenes details are some of the most compelling aspects of the book, they don't really rise to the level of being antagonists. Instead, the real conflict revolves around what Dot, Harper and Mary will do after the election.

By far, Perino's biggest risk is leaving a major plot point unresolved. As a reader, I find this deeply unsatisfying. However, as a critic, I respect this daring and brilliant choice. First, it defies the Hallmark formula, so leaving a loose end is the very thing that elevates this story above dime-a-dozen rom-coms. Second, the subtext here makes Perino's point: love, kindness, humanity, relationships—the things that unite us—matter more than the things that divide us.

With "Purple State," Dana Perino extends a beach-read olive branch across the political aisle, and rom-com readers from red, blue and purple states will find something endearing here.

Jessica Martell spent 17 years as a high school English teacher before accepting her current position as an educational consultant. She and her husband live in Munith with their cat, Scootie.

Waterloo Township Public Hearing Notice, Tuesday, August 18, at 7 p.m.

The Waterloo Township Planning Commission will hold a Public Hearing on Tuesday, Aug. 18 at 7 p.m. at the Waterloo Township Offices located at 9773 Mt. Hope Road, Munith, MI 49259. The purpose of the Public Hearing is to receive public comment on proposed text changes to sections 11.11A1 and 11.11A3 on township kennels. A copy of the proposed text changes may be viewed at the township offices during regular business hours.

Written comments should be mailed or emailed to the township offices, 9773 Mt. Hope Road, Munith MI 49259 or dropped off prior to Aug. 17.

Individuals with special needs requiring auxiliary aids or services should contact the Waterloo Township Board by writing or calling the Clerk's Office, 9773 Mt. Hope Road, Munith, MI 49259. Phone: 517-596-8400.

Ralph Schumacher
 Planning Commission Secretary



Waterloo Township Planning Commission

Bill Steere – Chair

Cynthia Richardson-Vice Chair

Ralph Schumacher – Secretary

John Beck– Township Board Representative

Mark Zweifler - Commissioner

Agenda

**Tuesday August 18, 2026 -
7 pm Waterloo Township
Public Hall**

- Call to Order, Pledge of Allegiance
- Roll Call
- Acceptance of distributed Agenda including any additions or deletions
- Public Comments and Correspondence:
- Review draft minutes from July 21, 2026 meeting

New Business:

- Public Hearing for Ordinance Text Amendment on Section 11.11-Kennels
- Amrize Permit Renewal for Reclamation Only / No Mining
- Home Occupation Class 1 and Class 2 Ordinance Text Review
- Update on Splits and Review of New Amendments to State Division Ordinance
- Review New Colors on Zoning Map and Discuss Future Zoning Planning Map
- Update on Data Centers Ordinance Work

Old Business:

None Public

Comments:

Adjournment: announcement of next regular meeting

**The next regularly scheduled meeting of the Planning Commission on
September 15, 2026 at Waterloo Township Facilities, 9773 Mt. Hope Rd.**

Waterloo Township Planning Commission
Unapproved Meeting Minutes August 18, 2026

Meeting Called to Order at 7:01 PM

Pledge of Allegiance

Roll Call: R. Schumacher, C. Richardson, J. Beck, M. Zweifler and B. Steere: All present.

Acceptance of August 18, 2026 meeting agenda: Moved by R. Schumacher, supported by C. Richardson to accept agenda as presented. **Motion Carried.**

Public Comment: Received notification that Grass Lake Township has a Proposed Master Plan for review.

Acceptance of July 21, 2026 Planning Commission Meeting Minutes: Moved by J. Beck, supported by M. Zweifler to accept minutes as presented.
Motion carried.

1. **Public Hearing on Text Amendment for Article 11.11-Kennels.** B. Steere closed the Regular meeting and opened the Public Hearing at 7:06pm.
 - Discussed the proposed changes and informed Kennel Applicants (Randell and Moir) of the approval steps and process.
 - B. Steere closed the Public Meeting at 7:11 pm and reopened the Regular Meeting.
 - Moved by R. Schumacher, supported by C. Richardson to recommend that the Township Board approve the Text Changes to Sections 11.11 A1 and 11.11 A3 based on checking with other Townships having no 300 foot parcel width requirements. **Motion Carried. M. Zweifler Opposed.**
2. **Amrize Permit Renewal:** B. Richardson gave an update on closure issues between Amrize and the DNR. The Township plans to renew the Special Use Permit for 1 year for reclamation only.
3. Home Occupation Section 20.8: Discussed Class 1 and Class 2 Proposed Text. Some additional changes will be made to the Proposed Text. as well as Table 9-2.
4. Discussed the need for the Township to review The Township Parcel Split Ordinance.

5. New colors on the Township Zoning Map were viewed and are more distinct.
6. Data Center Ordinance: The Committee gave an update on a draft ordinance prepared by B. Richardson with inputs from B. Steere. Next meeting is on August 27, 2026.
7. Discussed the need for a future Land Use Map for the Township

Old Business: None

Public Comment: None

Adjournment: Moved by R. Schumacher, supported by C. Richardson to adjourn at 9:00 PM.
Motion Carried.

R. Schumacher Planning Commission Secretary: 8/19/2026



Jackson County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426

COORDINATED ZONING REPORT | #26-14

To: County Planning Commissioners

From: Kade Peck, R2PC Planner

Date: September 10, 2026

Proposal: Zoning text amendments for data centers for Summit Township's zoning ordinance. The zoning text amendment changes multiple sections of the zoning ordinance. It adds a definition to for a data center to 150,006. It revises section 150.145 for conditional uses in different zoning districts. It also amends section 150.257 adding additional development requirements for data centers.

Background Information

The Township is adding in language to address data centers. This includes adding an updated definition for data centers, it outlines different sizes of data centers and what size of data center is allowed in specific zoning districts, adds setback rules, water/waste treatment rules, power generation/usage rules, noise rules, community outreach requirements, and funding rules. The changes appear reasonable and match other ordinances around uses like data centers.

Analysis and Recommendation

JCPC Staff Analysis and Advisement – The zoning text amendment changes appear normal and reasonable. For these reasons, staff recommends **Approval** for the zoning text amendment.

Staff Report Attachment(s):

- *Background information provided by Summit Township*

Suggested Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the JCPC recommendation will be mailed back to the Clerk, who will return a copy to the JCPC with the Township Board Action.

THE _____ TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Jackson County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

1. The above described property has a proposed zoning change FROM _____ (_ ZONE)
TO _____ (_____) ZONE.
2. PURPOSE OF PROPOSED CHANGE

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE _____ SECTION _____
The NEW SECTION reads as follows: *(Attach additional sheets if more space is needed.)*

- C. **PUBLIC HEARING** on the above amendment was held on: month _____ day _____ year _____
- D. **NOTICE OF PUBLIC HEARING** was published/mailed on the following date: month _____ day _____ year _____
(Notice must be provided at least fifteen days prior to the public hearing.)
- E. **THE NEWSPAPER** *(having general circulation in Township)* carrying the NOTICE: _____
The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to APPROVE or DISAPPROVE.
_____, ☐ Chair or ☐ Secretary _____ / _____ / _____ *(enter date)*

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:
☐ Recommends APPROVAL of the zoning change
☐ Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
☐ Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
☐ Takes NO ACTION.
_____, Recording Secretary _____ / _____ / _____ *(enter date)*

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____
2. The _____ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment ☐ PASSED, ☐ DID NOT PASS, or was ☐ REFERRED ANEW to the Township Planning Commission.

Township Clerk

DATA CENTER ORDINANCE PROVISIONS

§ 150.006 DEFINITIONS.

DATA CENTER. Facilities, other than those that are incidental accessory uses to other principal uses, used to house IT infrastructure, especially computer systems to store, manage or process data and the ancillary equipment to provide stable power, cooling, and environmental support. The footprint of the data center, for determining its size classification and setbacks, shall include indoor space housing IT infrastructure and computers as well as any outdoor areas having equipment used to provide power (excluding substations), cooling and environmental support.

- (1) **SMALL**, data centers ≤10,000 sqft.
- (2) **MEDIUM**, data centers >10,000 sqft and ≤50,000 sqft.
- (3) **LARGE**, data centers >50,000 and ≤100,000 sqft.
- (4) **HYPERSCALE**, data centers >100,000 sqft.

§ 150.145 PERMITTED AND CONDITIONAL USES.

The following uses are permitted (P) or conditional (C) within the zoning districts. Conditional uses require approval by the Township Board according to the procedures in §§ 150.250 *et seq.*

	<i>Permitted and Conditional Uses</i>	<i>AG-1</i>	<i>RNF-1</i>	<i>RS-1</i>	<i>RS-2</i>	<i>RU-1</i>	<i>RU-2</i>	<i>RM-1</i>	<i>RM-2</i>	<i>MH-1</i>	<i>O-1</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>I-1</i>	<i>I-2</i>	
50a	Data centers - Small	C	-	-	-	-	-	-	-	-	-	C	C	C	C	C	50a
50b	Data centers - Medium	C	-	-	-	-	-	-	-	-	-	-	C	C	C	C	50b
50c	Data centers - Large	C	-	-	-	-	-	-	-	-	-	-	-	C	C	C	50c
50d	Data centers - Hyperscale	C	-	-	-	-	-	-	-	-	-	-	-	-	C	C	50d

§ 150.257 ADDITIONAL DEVELOPMENT REQUIREMENTS FOR CERTAIN USES.

(N) *Data Centers*

(1) Setbacks

(a) The footprint of small and medium-size data centers must meet the lot setback provisions and the transition strip requirements for the respective zoning district where they will be located.

(b) The footprint of large-sized data centers must meet the lot setback provisions for the respective zoning district where they will be located, except where abutting a residential district, the setbacks from the footprint must be 100 ft to the boundary of such residential zoning district. Additionally, the transition strip requirements for the respective district where the data center will be located must be met.

(c) The footprint of hyperscale data centers must meet the lot setback provisions for the respective zoning district where they will be located, except the setback from the footprint must be 300 ft from the boundary of a residential zoning district and 300 ft from a residence in the AG-1 agricultural district. Additionally, the applicable transition strip requirements for the respective zoning district where the data center will be located must be met.

(2) Water and Wastewater

(a) Generally, for server cooling, data centers must use closed-loop cooling systems or source water and discharge wastewater with municipal systems.

(b) If the proposed source of water and the wastewater discharge is with a public system, the applicant shall submit documentation that the public authorities have the capacity to supply the water and accept a treat discharged wastewater.

(c) Recognizing that technology is evolving and new best practice are always emerging, where sufficient municipal water or treatment capacity does not exist, a hybrid or alternative means of cooling data centers with ground water resources will be considered where it can be demonstrated to the satisfaction of state and federal environmental agencies and the Township that:

1. Less water and/or energy is used than would be expected from a conventional closed-loop system.

2. The hybrid or alternative system shall have an independently verified Water Usage Efficiency (WUE) or a successor equivalent standard of less than or equal to 1.0L/kWh (an established standard being the ratio of a data center's total site water usage in liters to the IT equipment energy consumed in kWh over the same time period).

3. The wastewater discharged and treated meets all environmental standards established at the time of the application (currently equivalent to an EGLE issued NPDES permit under the National Pollutant Discharge Elimination System, or any successor requirements).

4. If the data center sources ground water outside a municipal system and/or discharges wastewater to other than a municipal system, the applicant shall provide a water feasibility study prepared by a qualified professional. The purpose of the water feasibility study is to determine if an adequate supply of water is present to support the proposed data center's water use and to evaluate its effects on the quantity and quality of water in aquifers, wells or nearby surface waters. The study shall include, but not be limited to the following:

a. Calculations of the projected water consumption and wastewater discharge, including seasonal fluctuations.

b. A geologic map of the area with a radius of at least one mile from the site property boundary.

- c. The location of all existing and proposed wells within 1,000 feet of the site property boundary with a notation of the capacity of all high-yield wells.
- d. The location of all surface waters within 1,000 feet of the site property boundary and all known point sources of pollution.
- e. A determination of the long-term safe yield from the ground water source.
- f. The identification of chemical and thermal characteristics of wastewater discharge.
- g. Identification of the system and processes by which water will be recycled or released into surrounding water bodies or the groundwater table.
- h. A determination that the proposed water supply and wastewater discharge systems pose no adverse impacts on the quantity and quality of water in wells, streams, and the groundwater table.
- i. Other information and determinations deemed necessary to professional consultants retained by the Township as provided for under the Project Technical Assistance Fund [150.257(N)(7)(a-b)].

(3) Primary Power

(a) Projects shall be designed and constructed to be certified under the current USGBC LEED BD+C: Data Center rating system, or equivalent successor design standard at time of application.

(b) The applicant for a data center shall provide an Energy Usage Plan with the Conditional Use application. The Energy Usage Plan shall include, but not be limited to the following:

1. Annual electricity demand and anticipated consumption
2. Energy supply sources that will be utilized
3. Energy storage capacity (if applicable)
4. Proposed sources of back-up power

5. Other information deemed necessary by a consultant retained by the Township as provided for under the Project Technical Assistance Fund [150.257(N)(7)(a-b)].

(c) The applicant must provide assurances from the energy supplier that the electric needs can be fulfilled for the project as specified in the Conditional Use Permit

(4) Back-up Power

(a) Diesel generators shall meet Tier 4 emission standards of the U.S. Environmental Protection Agency or established successor standards at the time of an application.

(b) Electric generator emissions shall be monitored by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Air Quality Division (or successor agency) with oversight and delegated authority from the U.S. Environmental Protection Agency (EPA) for air quality standards that include the following or their successor standards:

1. New Source Performance Standards (NSPS) -- standards for new stationary sources of air pollution pertinent to emission limits, monitoring requirements, and control technologies for new or modified sources,

2. National Emission Standards for Hazardous Air Pollutants (NESHAP) -- standards to reduce emissions for hazardous air pollutants (HAPs) such as benzene, mercury, and vinyl chloride to the lowest achievable levels.

(c) Emergency energy generation that uses diesel, gasoline, or another fossil fuel shall be used only at the following times:

1. When the primary source of energy is not available due to an emergency outage.

2. During routine maintenance, or readiness testing for a short duration of time and capped at 100 hours per year.

3. Routine maintenance testing of back-up fossil fuel-powered generators is restricted to the hours of 9 am through 3 pm Monday through Friday.

(e) Use of back-up power for peak shaving or supplying power to the grid is prohibited.

(5) Noise

(a) A data center shall not generate a maximum sound in excess of 55 average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.

(b) Large and hyperscale projects shall prepare a pre-construction noise study prepared by an acoustical engineer establishing baseline noise and vibration levels and addressing noise mitigation strategies to be employed as necessary for the project.

(c) Back-up generation testing and operations during outages will be exempt from these levels.

(6) Community Outreach

(a) Prior to the conditional use permit hearing before the Planning Commission, developers of data center projects shall develop and implement a community information plan including, but not limited to:

1. A fact sheet of pertinent information about the project, including a summary of the information to be included as part of the community open house and/or meeting described below.

2. An informational community open house(s) and/or meeting presentation(s) with a minimum 15-day general notice to the Township population as a whole as well as mailed or delivered notices to neighboring areas mutually determined by the developer and the Township to inform citizens of the scope of the project and the means to address potential concerns including, but are not limited to:

a. The means intended to maintain the temperatures of servers and equipment within acceptable ranges including specifying open and closed loop cooling if applicable,

b. Energy consumption and the source, certainty and security of electric supply,

c. Noise and noise attenuation,

d. Employment and economic value to the community

e. *Community Enhancement Initiatives* proposed – Increasingly data center developers are advancing initiatives including grants, training, infrastructure upgrades, and sustainability projects to enhance economic development and public benefit to communities, ensuring that their project will also act as a catalyst for local innovation, education, and social well-being.

(7) Project Technical Assistance Fund

(a) A data center applicant must deposit or otherwise provide satisfactory guarantees for an initial “technical assistance fund” to support expertise needed by the Township to evaluate the project. The fund shall be used to hire subject matter expertise, on behalf of the Township, that does not reside with salaried Township staff, to evaluate data center applications and project implementations. This expertise is intended for independent third-party review and inspection through to the certificate of occupancy, and could include, but are not limited to: legal, energy, planning, zoning, technical inspections, accounting, sound and noise attenuation, architectural and aesthetic design, project decommissioning, environmental, and engineering specialties. Should disbursements from the fund cause it to be depleted to less than 25% the applicant must return the fund to at least 25% of the original required deposit or guarantee. The amounts of the deposit or guarantees shall be:

1. For small and medium-scale projects, the lesser of one-tenth of a percent of the estimated project cost or \$15,000.

2. For large and hyperscale scale projects, the lesser of one-tenth of a percent of the estimated project cost or \$75,000.

(b) The technical assistance fund and its accounting for credits/payments to the Township or to individuals and/or firms directly shall be managed by an independent accountant. The fees for these fund management services shall be an expense payable by the “technical assistance fund”.

(8) Additional Buffer and Screening Requirements: The Planning Commission, at its discretion and based on the nature of land uses surrounding a proposed data center, may require additional buffer distances and screening to visually and/or acoustically segregate the data center from neighboring properties.

(9) Lighting: Data centers must implement dark sky-friendly exterior lighting solutions.

(10) Facility Design: Large and hyperscale data centers must submit plans indicating the facility will be designed to avoid repetitive or “monotonous” patterns caused by minimal architectural variation. Design features may include but not be limited to changes in building height, step-backs, recesses, offsets, textures and colors to break up repetitive patterns.

(11) Environmental and Community Impact Analysis: The Planning Commission, at its discretion and/or based on advice of retained environmental consultants, may require an environmental and/or community impact analysis to be prepared.

(12) Decommissioning Plan: Large and hyperscale data center developers shall prepare a decommissioning plan in consultation with an expert retained by the Township under the terms of the Project Technical Assistance Fund.

(a) The plan shall include, but not be limited to addressing removal of equipment, environmental remediation, and site restoration to pre-development condition or a designated use.

(b) The Township reserves the right to require escrow, a bond or other guarantee to assure funds are available for decommissioning.



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426

COORDINATED ZONING REPORT | #26-15

To: County Planning Commissioners

From: Kade Peck, R2PC Planner

Date: September 10, 2026

Proposal: Rezoning of parcels #000-13-08-153-01(Split zoned 'O-1' Office District & 'RS-2' Suburban Residential) and #000-13-08-153-053-02 ('O-1' Office District) to 'C-2' General Commercial District in Summit Township. The 01 parcel is 8.46 acres and the 02 parcel is 1.4 acres.

Request

The applicant has requested a rezoning of their parcels to allow for a convenience store

Location and Size of the Property

The parcels proposed for rezoning is located in the Northwest part of Summit Township and the sizes of the parcels are 8.46 acres and 1.4 acres.

Land Use and Zoning

Current Land Use – The subject properties are currently vacant. The North is Wetlands and residential. The East is Mixed office and commercial. South and West are Residential.

Future Land Use Plan – The Land Use Plan map in the *Summit Township Master Plan* places the properties in Commercial.

Current Zoning – The parcels are 'O-1' Office District and 'C-2' General Commercial. The North and South are Residential. East is Office and General Commercial. To the West is Office.

Public Facilities and Environmental Constraints

Water and Sewer Availability – Not mentioned.

Public Road/Street Access – Spring Arbor Road provides access to the parcel.

Environmental Constraints – Wetlands and floodplains exist on the site.

Analysis and Recommendation

JCPC Staff Analysis and Advisement –

The future land use plan outlines the area as commercial and there are nearby commercial areas. The parcel has wetlands but the change to commercial as long as enough distance from the wetlands should be possible. Because of these reasons staff recommends **Approval** for the rezoning. amendment.

Staff Report Attachment(s):

Suggested Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

- *Background information provided by Summit Township*

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: Summit Township Case #: 26-07-0009
Township official we may contact: Allan Hooper Phone #: (517) 539 - 9658
Applicant: Casey's Retail Company Phone #: (515) 318 - 9944
Rezoning Request: From: Office and SF Res (O-1/RS-2) To: General Commercial (C-2)
Property Location: Section(s): _____ Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE
Legal Description and/or Survey Map/Tax Map (please attach) ☐ Yes ☐ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): #000-13-08-153-053-01 (8.46 acres) -02 (1.4 acres)

Please attach location map ☒ Yes ☐ No

What is the existing use of the site? Vacant

What is the proposed use of the site? Convenience Store

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?

North: Wetlands & residential

South: Residential

East: Mixed office and commercial

West: Residential

What are the surrounding Zoning Districts?

North: Residential (RS-2)

South: Residential (RS-2)

East: Office and General Commercial (O-1/C-2)

West: Office (O-1)

What is the suggested use of the site on the Township's Land Use Plan map? Commercial

Is municipal water currently available? ☒ Yes ☐ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

Is municipal sewer currently available? ☒ Yes ☐ No Will it be made available? ☐ Yes ☐ No If yes, when? _____

Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name Spring Arbor and Robinson Rd

Are there any known environmental constraints on the site? ☐ Yes ☐ No

☒ Wetland(s) ☒ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s)

☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

☒ Yes, the minutes are attached. ☐ No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

☒ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☐ Yes, public comments are attached. ☒ No, public comments are not attached.

Please include any additional information or comments as an attachment.

Summit Township Zoning and Land Use Application

Date Received: July 28, 2026

Case#: 26-07-0009

Latest Update: _____

① Complete portions of the application in the white areas.

The Zoning Administrator will contact the applicant with scheduling and other information that may be needed.

Questions? Contact the Zoning Administrator:

517 788 4113 ext 234 or email: ahoooper@summittwp.com

② Application for:



Rezoning



Site Plan Review,

Change or Renewal



Planned Developments



Conditional Use



Home Occupation



Administrative Site Plan



Variance Request



Other

③ Applicant Information (If applicant is different than owner, a letter from the owner to proceed will be required.)

Name (s): Casey's Retail Company

Phone: 515-318-9944

Address: 1 SE Convenience Blvd

Email: Richard.McMahon@caseys.com

City: Ankeny

State: IA

Zip: 50021

④ Owner Information

Name (s): Terrace Hills LLC

Phone: _____

Address: 2140 Robinson Rd

Email: _____

City: Jackson

State: MI

Zip: 49203

⑤ Property Information

Address or Location: 3400 Spring Arbor Rd (Block) & 2140 Robinson Rd. Jackson, MI 49203

Parcel Number(s) : 000-13-08-153-053-01 & 000-13-08-153-053-02

Township Use

Verify Parcel(s): _____

Property Size: _____ Current Zoning: _____

⑥ Narrative Description of Proposed Use, Change or Variance Request (attach additional pages as needed)

Parcel 000-13-08-153-053-01 is currently split zoned (O-1 Office District & RS-2 Suburban Residential District) and Parcel 000-13-08-153-053-02 is currently zoned O-1 Office District. The zoning request is to change both parcels above to C-2 General Commercial District.

I (we) declare that the information provided in this application is true and accurate to the best of my (our) knowledge.

Richard McMahon

Digitally signed by Richard McMahon
DN: cn=Richard McMahon, o=Summit Township, ou=Summit Township, email=Richard.McMahon@summittwp.com

Signature of Applicant

Signature of Applicant

28 July 2026

Date

Township Use Below

⑦ Fees:

Application Fee _____

Mailing/Advertising _____

TOTAL Fees _____

⑧ Materials Requested:

Site Plans: 24 x 36 _____ 11x17 _____ PDF ☐

Site Plan Checklist: PDF ☐

Environmental Checklist: PDF ☐

Survey: _____

⑨ Agency Approvals



Michigan EGLE



JDOT (Transportation)



JCDC (Drain Comm.)



JCHD (Health Dept)



JCAP (Airport)



Summit Twp DPW



Summit Twp FIRE



Other

⑩ Key Dates

Meeting Dates:

Planning Commission _____

County Planning Com. _____

Zoning Bd Appeals _____

Township Board _____

Publication Dates:

**Summit Township
Planning Commission
August 18, 2026**

PRESENT: Jack Shelby, Chairman; Pam Perlos, Secretary; Scott Blakemore, Thomas Biela, George Ganscos; Mike Way; Jason Covalle; Mark Cesarz; Doug Beiswanger.

Summit Township Zoning Administrator, Allan Hooper.

ABSENT: None.

Meeting was called to order by Chairman, Jack Shelby, at 6:03 p.m.

A motion was made by Doug Beiswanger, supported by George Ganscos, to approve the minutes of the April 21, 2026 meeting with the addition of Scott Blakemore to the “present,” members. Motion passed unanimously.

Case #26-07-0010: A request to rezone 2106 Horton Rd from RS-2 (Residential) to C-1 (Local Commercial).

Allan Hooper provided a brief presentation of the case. The applicant (Arthur Bruemmer) was applying to change the zoning from residential to local commercial. Hooper expressed that the current structure is not practical for a single-family residence, and that C-1 zoning would be more sensible.

Shelby opened the case for public comment.

Chris Burdette (2124 Horton Road). Resident expressed concern regarding the exact use of the property should the rezoning occur.

Zack Hammond (2112 Horton Road). Resident inquired about what kinds of screening would be required between the building and the current neighboring residential structures. Hooper explained that there would be a fence required.

Shelby asked if there would be a site plan required for this project, to which Hooper replied there would not be. There were no further public comments, so Shelby invited the applicant to answer more questions and offer information regarding his plan.

Bruemmer explained that he intends to use the property as a “Tourist Home” with three units which falls under the permitted uses of C-1 zoning.

A discussion followed among board members clarifying the definition of Tourist Home. Hooper and Shelby explained that, while their research has not revealed the original intended use of this term, the ordinance depicts a Tourist Home as a multi-unit facility. This use is for extended stays, but not long-term occupancy.

Mark Cesarz asked if Bruemmer had already purchased the property and about the square footage. Bruemmer replied that he has, and that it is 2,600 square feet.

Tom Biela asked about the current use of the building.

Hooper explained that it is currently zoned for a single-family residence.

Biela asked if the applicant could accomplish his Tourist Home under the current zoning, to which the answer was no. Biela then expressed concern regarding the idea of temporary housing.

Shelby asked if anyone would be willing to entertain a motion.

A motion was made by Biela, supported by Ganscos to approve a recommendation for rezoning of 2106 Horton Road from RS-2 to C-1 to the Township Board. A roll-call vote was conducted and all members voted in favor, with the exception of Doug Beiswanger who abstained.

Case #26-07-0009: A request to rezone parcels addressed as 3400 Spring Arbor Rd, being specifically Parcel ID# 000-13-08-153-053-01 and Parcel ID # 000-13-08-153-053-02 from O-1 (Office) and RS-2 (Residential) to C-2 General Commercial.

Hooper explained that the applicant (Kaveh Ipakchian, representing CESO Inc.) was seeking to rezone the parcel from Office (O-1) and Residential (RS-2) to General Commercial (C-2). Hooper explained that there is an overabundance of property zoned O-1 in the area considering the decline of office uses in the current business environment. He expressed that O-1 zoning limits property owners significantly. The surrounding properties are a mix of O-1 and C-2 Commercial.

A brief discussion followed regarding where the potential building will be placed on the parcel—putting it on the corner of Robinson and Spring Arbor Road.

Shelby invited Ipakchian to share about the project. CESO seeks to bring in a “Casey’s.” Casey’s is a gas station/convenience store that originated in Iowa in 1968. They currently have around three thousand locations, and are looking to branch into Michigan.

This location would ideally have three gas pumps, eight fueling stations, and fifteen parking stations (three for employees, 12 for patrons).

Covalle asked if CESO has plans for the remaining property in the parcel that would not be utilized in this initial project.

Ipakchian informed the commission that there are no other plans at this time, and that it is unclear how much of the parcel even *could* be used because of the flood plain history.

Shelby opened the floor for public comment.

Delores Charles (2943 Countryside Ln). Resident expressed concern that the traffic will get backed up on their private roads causing road deterioration and incurring costs to the residents.

Mary Clemes (3604 Terrace Hills). Resident expressed concern for destruction of private roads, increased crime, increased traffic, impacts on water, and concerns with the parking lot lights at night.

Cesarz asked the applicant if Casey's would be open 24/7. Ipakchian informed the commission that he is not certain at this time. CESO would likely do a traffic impact study to see what makes the most sense.

Perlos asked where the entrances would be located.

Applicant replied that they would prefer to have entrances on both Robinson and Spring Arbor Roads. In the next phases of the project, they would be working with local government—including JDOT (Jackson Department of Transportation) and the Jackson County Drain Commission—to ensure that everything would be up to modern standards. For example, the applicant explained that lighting standards these days require recessed lighting in parking lots which minimizes light pollution.

Beiswanger informed the public that the commission is very aware of light pollution.

Ganscos asked if JDOT would do the traffic impact study.

Shelby explained that the applicant would likely pay for it, but that JDOT would have to approve whatever they chose to do with the data.

Covalle asked if this project would return to the Planning Commission for site plan approval, which Shelby confirmed.

Shelby asked if another gas station is needed in Summit Township and listed the stations in the surrounding area. A brief discussion followed regarding C-2 zoned sites in the area. There are, according to the commission's recollection, many properties that are C-1 with conditional use permits for items that technically fall under C-2 classification.

A motion was made by Doug Beiswanger, supported by Covalle to approve the recommendation of the rezoning of 3400 Spring Arbor Road from O-1 and RS-2 to C-2.

Then followed a discussion with closing comments from commission members. Perlos expressed concern mainly based on the traffic that already exists from the schools.

Covalle explained that he feels the site plan and other local commissions will handle a lot of the issues being mentioned.

Blakemore asked who residents being concerned about traffic on private roads should complain to, and Beiswanger replied that they should contact the Sheriff.

Vote went to a rollcall. All votes were Yays, except for Shelby who voted No.

Hooper informed the applicant and attendees that the rezoning recommendation will go before the county's Planning Commission and then the Township Board.

Meeting was adjourned at 6:56 p.m.

Respectfully Submitted,

Pam Perlos, Secretary

Natalie Anderson, Recording Secretary

Zoning Case Report: 26-07-0009

Casey's Retail Company (Casey's General Stores, Inc) has applied to rezone two parcels of property at the NE corner of Spring Arbor Rd and Robinson Rd to C-2 (General Commercial). Specifically, parcel #000-13-08-153-053-01 (addressed as 3400 Spring Arbor Rd) is currently zoned as RS-2 (Residential) and O-1 (Office). Parcel #000-13-08-153-053-02 (also generally addressed as 3400 Spring Arbor Rd) is currently zoned as O-1 (Office).

Casey's intention is to open one of their convenience stores on this NE corner of Spring Arbor and Robinson Rd. Casey's is the third-largest convenience store chain in the U.S.

Although the applicant's intention is development of one of their Casey's General Stores, rezoning is considered for all potential uses for a zoning district under consideration. In this regard, the list of permitted and conditional uses for the C-2 (General Commercial) District and those of other commercial districts is attached.

The O-1 (Office District) is one that the Planning Commission has considered deemphasizing and perhaps eventually eliminating. Demand for office space has declined locally as well as nationally due to an increase in transactions and services being provided online and trends towards working remotely from home. The amount of area zoned for O-1 (Office) along Spring Arbor Rd (and particularly this segment of the road) likely far exceeds the demand for the more limited range of uses allowed in this district. The result is less opportunity for properties zoned O-1 in this area to realize reasonable economic value.

Rezoning of 3400 Spring Arbor Rd to commercial uses is justified based on this reduced demand and value for O-1 zoned properties. The issue then becomes which of the commercial districts might be most appropriate for this location. The applicant has requested rezoning to C-2 (General Commercial) zoning. This is therefore the decision to be considered in this case.

From a classic land use planning perspective, general commercial uses are often indicated for the intersections of major (arterial) roads like this Spring Arbor/Robinson Rd location. This is especially the case for larger parcels that can better accommodate the larger footprints and parking requirements of uses in general commercial districts. Conversely, typical uses allowed in a C-1 Local Commercial District do not require these larger spaces. Without a high volume highway, C-3 (Highway Service Commercial) would not be appropriate for this area.

The attached maps indicate the existing land uses and zoning for the vicinity of 3400 Spring Arbor Rd as well as the proposed uses in the Township's Future Land Use Plan. Rezoning to C-2 would be compatible with other C-2 parcels here along the north side of Spring Arbor Rd east of Robinson Rd.

Based on (1) the inclination to deemphasize O-1 zoning, (2) the existing land uses and C-2 zoning already in place along this portion of Spring Arbor Rd east of Robinson Rd, (3) the location at the intersection of major roads, (4) the size of the parcel and (5) the compatibility with the Township Future Land Use Plan, C-2 zoning would be appropriate for this location.

Permitted and Conditional Uses in the C-2 General Commercial District

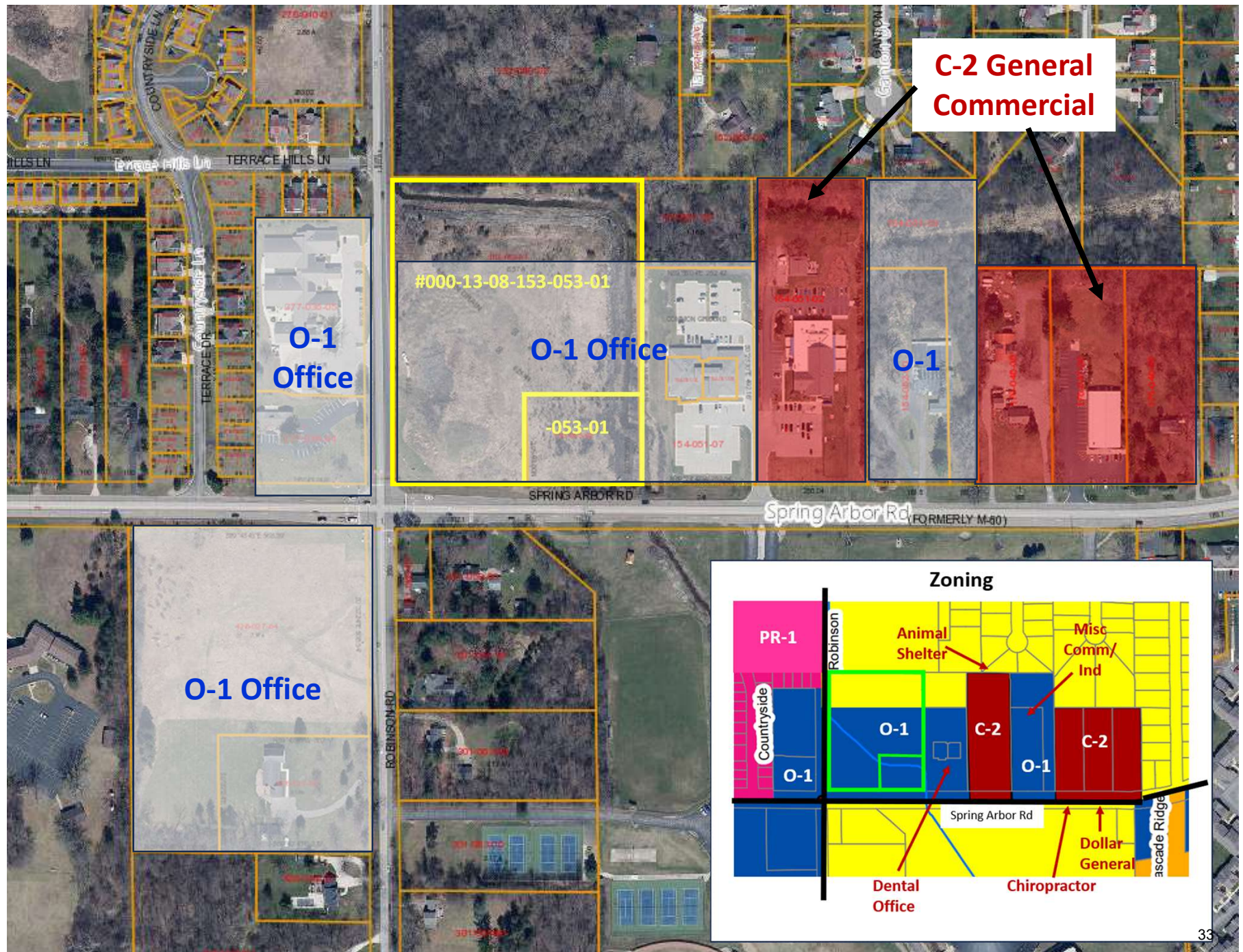
With Comparative Uses in the (O-1) Office, C-1 (Local Commercial) and (C-3) Highway Service District

	Permitted (P) and Conditional (C) Uses*	O-1	C-1	C-2	C-3			Permitted (P) and Conditional (C) Uses*	O-1	C-1	C-2	C-3
1	Accessory uses or structures	P	P	P	P		131	Offices	P	P	P	P
10	Antique shops	-	P	P	P		133	On-site signs (see §§ 150.190 et seq.)	P	P	P	P
12	Arcade	-	C	P	P		138	Retail personal services	C	P	P	P
13	Artisan production shops	-	P	P	P		140	PC-1 – planned-commercial districts	-	P	P	P
14	Artists studio	-	P	P	P		144	Printing establishments	-	-	P	P
17	Auto convenience market	-	-	P	P		157	books, and similar convenience goods	-	P	P	P
18	alone)	-	P	P	P		159	Rooming houses and boarding houses	-	P	P	P
20	Automobile service stations	-	-	P	P		167	Secondhand merchandise, retail sales	-	-	P	P
26	Bed and breakfast/boarding house	-	P	P	P		171	Spas	-	-	P	C
29	Business schools and art schools	-	-	P	P		174	Studios for professional work	P	P	P	P
30	insurance	P	P	P	P		178	Small solar energy facility	P	P	P	P
34	Cabaret	-	-	P	P		182	Telework center	C	-	P	P
38	Clubs and lodges	-	-	P	P		183	Tourist home	-	P	P	P
39	Coffee kiosk	-	P	P	P		2	Adult day care and child care centers	-	-	C	C
43	Convenience store	-	-	P	P		24	Banquet hall, reception hall and event center	-	C	C	C
44	Copy shop	C	P	P	P		27	Brew pub	-	-	C	C
46	Currency exchange	-	-	P	P		35	Car wash	-	-	C	C
50	Data center	C	P	P	P		37	Churches and buildings for religious worship	-	C	C	C
52	Dinner theater	-	-	P	P		40	Combined residential and business units	C	C	C	C
53	Dog grooming	-	-	P	P		55	Drive-in business services	-	-	C	P
54	Donut shops	-	P	P	P		58	Eating and drinking establishments	-	C	C	P
59	Eating establishments	-	P	P	P		85	Government- or community-owned buildings	-	C	C	C
76	Funeral homes/establishments	P	P	P	P		87	Home improvement/supply centers	-	-	C	C
92	Hospitals, convalescent/nursing homes	C	C	P	P		93	Hotels and motels	-	-	C	P
97	Ice cream parlors and stores	-	P	P	P		123	Micro brewery	-	C	C	C
99	Indoor commercial amusement and recreation	-	-	P	P		126	Movie theater		C	C	C
100	Indoor retail sales establishments	-	-	P	P		139	Physical fitness centers	C	C	C	C
114	Laboratories, dental or medical	P	P	P	P		145	Public and private schools and colleges	C	C	C	C
115	Live theater	-	-	P	P		170	Small animal clinics	-	-	C	C
122	Medical and dental clinics	P	P	P	P		175	Wind energy up to 80 feet in height	-	-	C	C
128	Medical marihuana caregiver grow operations	P	P	P	P		176	Wind energy over 80 feet in height	-	-	C	C
129	Medical marihuana home use	P	P	P	P							

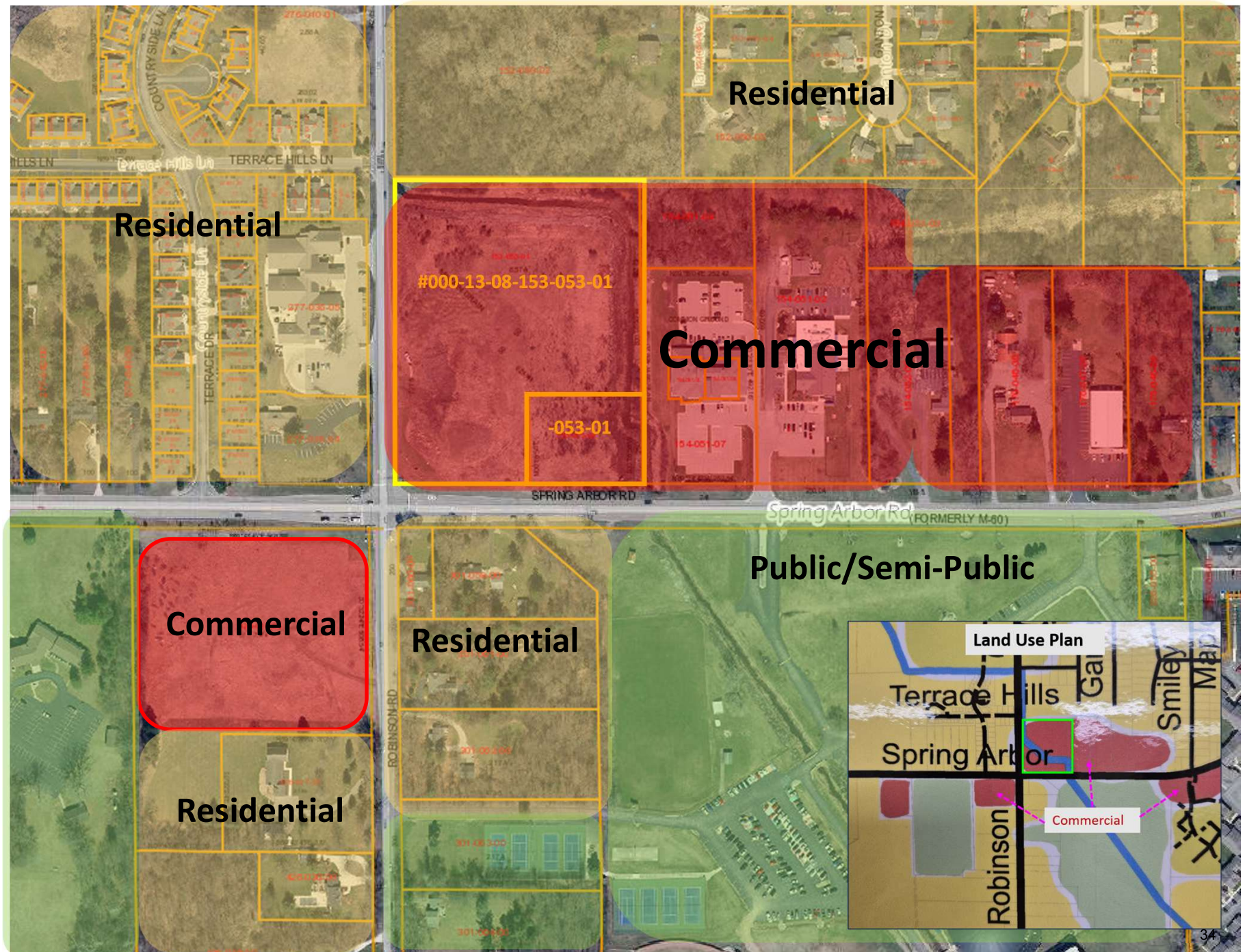
Land Uses in the Vicinity of 3400 Spring Arbor Rd



Office and Commercial Zoning in Vicinity of 3400 Spring Arbor Rd



Future Land Use Plan for Vicinity of 3400 Spring Arbor Rd





Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426

COORDINATED ZONING REPORT | #26-16

To: County Planning Commissioners

From: Kade Peck, R2PC Planner

Date: September 16, 2026

Proposal: Rezoning of parcel 000-09-29-429-001-00 from 'B-2' Community Business District to 'RS' Suburban Residential. The property's address is 4901 Ann Arbor Road, this road provides access to the parcel.

Request

The applicant has requested a rezoning because their property is nonconforming and they want a garage.

Location and Size of the Property

The parcel proposed for rezoning is located in the Northwest corner of the township. The size of the parcel is around .32 acres.

Land Use and Zoning

Current Land Use – The subject property is currently a residential home. The North, South, and West are Residential. The East is Agricultural vacant.

Future Land Use Plan – The Land Use Plan map in the *Leoni Township Master Plan* places the property in low density residential.

Current Zoning – The parcel is currently zoned 'B2' Community Business. The North, South, and East are 'B2' Community Business. The West is Suburban Residential.

Public Facilities and Environmental Constraints

Water and Sewer Availability – The parcel has municipal water but no municipal sewer.

Public Road/Street Access – Ann Arbor Road provides access to the parcel.

Environmental Constraints – No.

Analysis and Recommendation

JCPC Staff Analysis and Advisement – The future land use plan outlines residential in the area, there are nearby uses and zonings that match the parcel, and the rezoning will not change the parcel use. Because of these reasons staff recommends **Approval** for the rezoning. amendment.

Staff Report Attachment(s):

- Background information provided by Leoni Township

Suggested Actions:

- (1) Recommend **APPROVAL**
- (2) Recommend **DISAPPROVAL**
- (3) Recommend **APPROVAL WITH COMMENTS**
- (4) Take **NO ACTION**

REZONING WORKSHEET FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit with the "Zoning Amendment Form" for a district boundary change (rezoning), not a text amendment.

Township of: Leoni Township Case #: _____
Township official we may contact: Cindy Norris Phone #: (517) 936-2290
Applicant: Wendy Forner Phone #: (517) 740-2130
Rezoning Request: From: Commercial Business (B2) To: Suburban Residential (RS)
Property Location: Section(s): _____ Quarter Section(s): ☐ NW ☐ NE ☐ SW ☐ SE
Legal Description and/or Survey Map/Tax Map (please attach) ☒ Yes ☐ No (Please do not use only the Parcel ID Number)
Parcel Size (if more than one parcel, label "A" - "Z"): .32 acres

Please attach location map ☒ Yes ☐ No
What is the existing use of the site? Residential home
What is the proposed use of the site? Residential home

What are the surrounding uses (e.g.: agriculture, single-family residential, highway commercial, etc.)?
North: Residential South: Residential
East: Agricultural vacant West: Residential vacant
What are the surrounding Zoning Districts?
North: Commercial Business (B2) South: Commercial Business (B2)
East: Commercial Business (B2) West: Suburban Residential (RS)

What is the suggested use of the site on the Township's Land Use Plan map? _____
Is municipal water currently available? ☒ Yes ☐ No Will it be made available? ☐ Yes ☐ No If yes, when? _____
Is municipal sewer currently available? ☐ Yes ☒ No Will it be made available? ☐ Yes ☐ No If yes, when? _____
Does the site have access to a public street or road? ☒ Yes ☐ No If yes, name _____
Are there any known environmental constraints on the site? ☐ Yes ☒ No
☐ Wetland(s) ☐ Floodplain(s) ☐ Brownfield(s) ☐ Soil(s)
☐ Other (please specify) _____

Please attach the minutes of the Planning Commission.

☒ Yes, the minutes are attached. ☐ No, the minutes are not attached.

Please attach copies of any reports, exhibits or other documented provided to the Planning Commission.

☒ Yes, copies of documentation are attached. ☐ No, copies of documentation are not attached.

Please attach any public comments, letters, or petitions.

☐ Yes, public comments are attached. ☐ No, public comments are not attached.

Please include any additional information or comments as an attachment.

ZONING AMENDMENT FORM



JACKSON COUNTY PLANNING COMMISSION (COORDINATING ZONING)

Return to: Jackson County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the JCPC recommendation will be mailed back to the Clerk, who will return a copy to the JCPC with the Township Board Action.

THE Leoni TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Jackson County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

000-09-29-429-001-00 4901 Ann Arbor Rd. .32 acres

1. The above described property has a proposed zoning change FROM B2-Community Business ZONE TO RS-Suburban Residential ZONE.

2. PURPOSE OF PROPOSED CHANGE: non-conforming and wants to add a garage

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE _____ SECTION _____

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) _____

C. PUBLIC HEARING on the above amendment was held on: month Sept. day 2 year 2026

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month Aug. day 18 year 2026
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: The Exponent

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to ☒ APPROVE or () DISAPPROVE.

Pamela Trammell, Recording Secretary 9 / 2 / 26 (enter date)

JACKSON COUNTY PLANNING COMMISSION (JCPC) ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The JCPC herewith certifies receipt of the proposed amendment on the above date and:

() Recommends APPROVAL of the zoning change

() Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.

() Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.

() Takes NO ACTION.

_____, () Chair or () Secretary _____ / _____ / _____ (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month _____ day _____ year _____

2. The _____ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment () PASSED, () DID NOT PASS, or was () REFERRED ANEW to the Township Planning Commission.

Township Clerk

RECEIVED

Leoni Township Office

AUG 12 2026

913 Fifth Street Michigan Center, Michigan 49254
PHONE: (517) 764-4694 FAX: (517) 764-1106
www.leonitownship.com

Leoni Township Clerks Office

LEONI TOWNSHIP
PAID

AUG 11 2026

Marcia K. King

DATE OF APPLICATION:

Aug-11, 2026

APPLICATION #:

APPLICATION FOR ZONING CHANGE or CONDITIONAL USE

550.00
CHAS

TO: PLANNING COMMISSION, LEONI TOWNSHIP

I (We) Hereby make application with the Township of Leoni to:

- () Add to or change the text of the Ordinance.
() Change the district boundaries.
(X) Re-Zone the property to another classification.
() Conditional Use.
() Home Occupation.
() Extending Residential Non-Conforming Use.

Wendy Forner@gmail.com

1. Applicants Name: Wendy A. Forner Phone: 517-740-2130
2. Address of Property Involved: 4901 Ann Arbor Rd, Jackson 49201
3. Legal Description of Property: See attached
4. The above property is presently zoned: Commercial B-2
5. I wish the zoning to be changed from: commercial B-2 to: Residential - RS
6. I wish the boundaries to be changed from: no change to: no change
7. I wish the change in the text from section: no change
8. The proposed use(s) and nature(s) of operation is/are: Garage - Car - Storage

NOTE: Attach an ACCURATE SURVEY DRAWING of said property drawn to scale showing existing and proposed building and structures, the type thereof and their uses, and the distances from property lines.

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND THAT I AM THE OWNER OF THE PROPERTY.

I GRANT PERMISSION FOR MEMEBERS OF THE LEONI TOWNSHIP PLANNING COMMISSION AND/OR TOWNSHIP BOARD TO ENTER THE ABOVE PROPERTY FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION. (NOTE TO APPLICANT: This will not affect any decision on your application.)

IN CASE OF CANCELLATION OR FAILURE TO APPEAR AT THE HEARING, I UNDERSTAND THAT ALL FEES WILL BE FORFEITED.

FEE: _____

SIGNATURE OF OWNER APPLICANT

PLANNING COMMISSION RECOMMENDATION: Having review the submitted data, hereby recommend the Township Board
() Approve () Disapprove the Application for the following reasons (or with these restrictions) _____

DATE: _____

CHAIRMAN: _____

SIGNATURE

TOWNSHIP BOARD OF TRUSTEES: Having reviewed the submitted data, hereby () APPROVE () DISAPPROVE the application for the following reasons: _____

DATE: _____

CLERK: _____

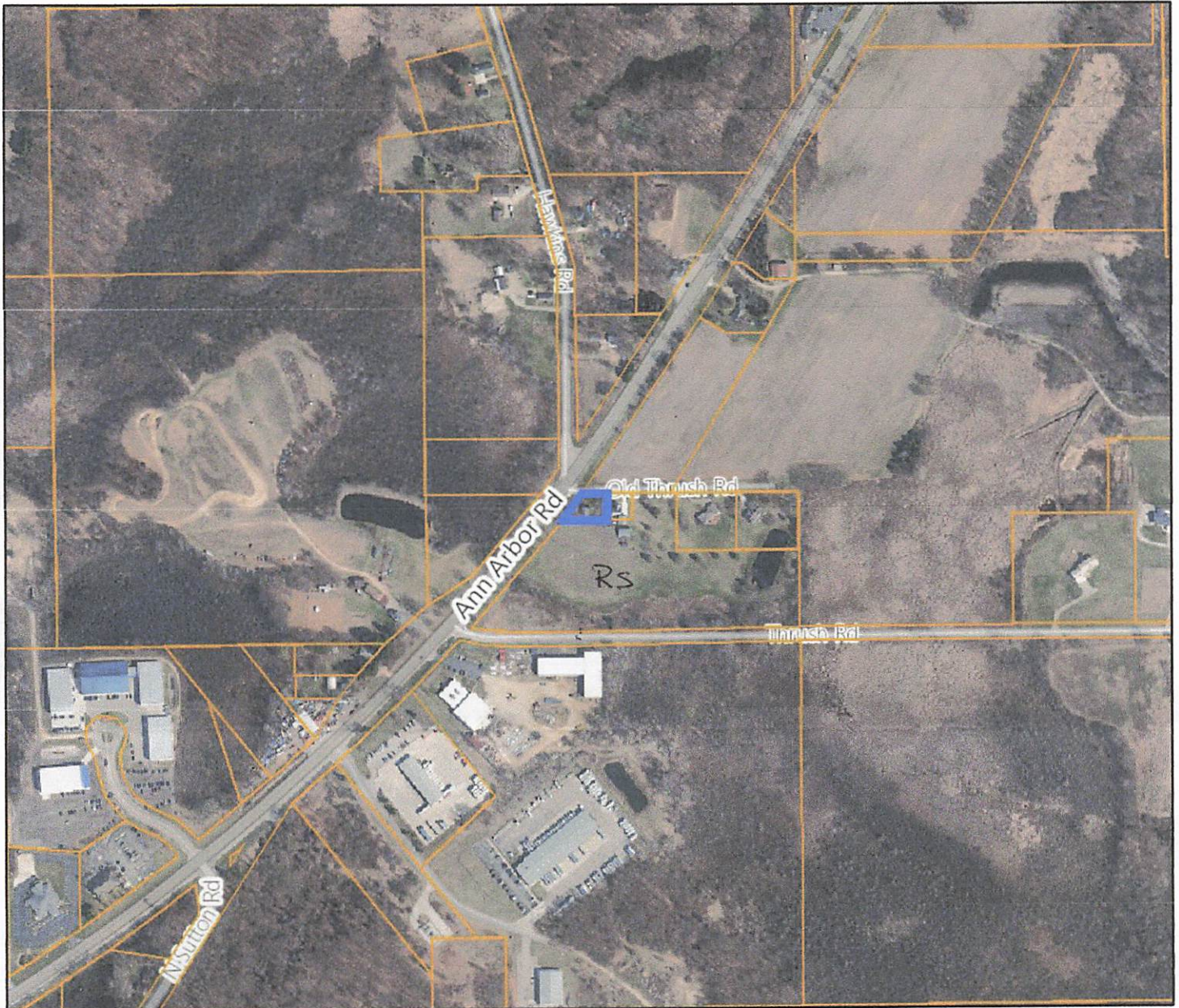
SIGNATURE

8/15/12



Parcel Report - Parcel ID: 000-09-29-429-001-00

8/10/2026



Owner Name FORNER WENDY
Owner Address 4901 ANN ARBOR RD
JACKSON, MI 49201
Homestead 100
Parcel Address 4901 ANN ARBOR RD
JACKSON, MI 49201
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.32
Gov't Unit Leoni
Tax Unit Leoni
School District EAST JACKSON SCHOOL
Liber/Page 2286-0819

	2023	2024	2025
Taxable Value	\$32,122	\$33,728	\$34,773
Assessed Value	\$39,935	\$41,772	\$38,154

Tax Description:

BEG AT INTERSECTION OF ELY LN OF US-12 WITH N LN OF S 15A OF NE 1/4 OF SE 1/4 TH E ALG SD N LN 92 FT TH S 96 FT TH W TO ELY LN OF US-12 TH NLY ALG SD ELY LN TO BEG SEC 29 T2S R1E D.D.A. .3A



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
The intent of this map is to allow easy access and visual display of government information and services.
Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



TOWNSHIP OF LEONI

Receipt: 280798

08/11/26

913 5TH STREET
P.O. BOX 375
MICHIGAN CENTER, MI 49254

Cashier: TLACY
Received Of: FORNER WENDY

(517) 764-4694
(517) 764-1106 FAX

The sum of: 550.00

ZON 4901 ANN ARBOR ZONING CH

	550.00
Total	550.00

CASH

550.00

Signed: _____

**LEONI TOWNSHIP OFFICE
913 FIFTH ST
MICHIGAN CENTER MI 49254
517-764-4694 PHONE**

NOT I CE

The Leoni Township Planning Commission will hold a Public Hearing,
Wednesday, September 2, 2026 at 6:00 P.M. in the Leoni Township Meeting Hall,
913 Fifth St., Michigan Center, Michigan, 49254.

000-09-29-429-001-00
4901 Ann Arbor Rd.
Wendy Forner Rezone

Purpose of hearing: Rezone from B-2 to RS

Legal Description: BEG AT INTERSECTION OF ELY LN OF US-12 WITH N LN OF S
15A OF NE 1/4 OF SE 1/4 TH E ALG SD N LN 92 FT TH S 96 FT TH W TO ELY LN OF US-
12 TH NLY ALG SD ELY LN TO BEG SEC 29 T2S R1E D.D.A. .3A

Cindy Norris, Clerk



Parcel Report - Parcel ID: 000-09-29-429-001-00

8/12/2026



Owner Name FORNER WENDY
Owner Address 4901 ANN ARBOR RD
JACKSON, MI 49201
Homestead 100
Parcel Address 4901 ANN ARBOR RD
JACKSON, MI 49201
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.32
Gov't Unit Leoni
Tax Unit Leoni
School District EAST JACKSON SCHOOL
Liber/Page 2286-0819

	2023	2024	2025
Taxable Value	\$32,122	\$33,728	\$34,773
Assessed Value	\$39,935	\$41,772	\$38,154

Tax Description:

BEG AT INTERSECTION OF ELY LN OF US-12 WITH N LN OF S 15A OF NE 1/4 OF SE 1/4 TH E ALG SD N LN 92 FT TH S 96 FT TH W TO ELY LN OF US-12 TH NLY ALG SD ELY LN TO BEG SEC 29 T2S R1E D.D.A. .3A



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



ParcelID	Owner	OwnerAddr	OwnerCity	OwnerSta	OwnerZip	ParcelAddr	ParcelCity	ParcelState	ParcelZip
000-09-29-426-001-01	KUDUMULA VENKATESWARA & SARALA	1007 EMERALD TRACE DR	JUSTIN	TX	76247	HAWKINS RD	JACKSON	MI	49201
000-09-29-427-001-00	LESTER WILLIAM H	3199 WOLF LAKE RD	GRASS LAK	MI	49240	2437 HAWKINS RD	JACKSON	MI	49201
000-09-29-429-001-00	FORNER WENDY	4901 ANN ARBOR RD	JACKSON	MI	49201	4901 ANN ARBOR RD	JACKSON	MI	49201
000-09-29-429-002-00	TALMAGE OWEN C	4905 OLD THRUSH RD	JACKSON	MI	49201	4905 OLD THRUSH RD	JACKSON	MI	49201
000-09-29-426-001-02	WALLING JOHNATHON & HEATHER	2484 HAWKINS RD	JACKSON	MI	49201	2484 HAWKINS RD	JACKSON	MI	49201
000-09-29-428-002-01	IVES FARMS LLC	5120 HUGGINS RD	MICHIGAN	MI	49254	ANN ARBOR RD	JACKSON	MI	49201
000-09-29-429-003-02	TYLUTKI ROBERT L & CAROL	4919 OLD THRUSH RD	JACKSON	MI	49201	4919 OLD THRUSH RD	JACKSON	MI	49201
000-09-29-429-003-03	TYLUTKI ROBERT L & MARY L TODD ETAL	4921 THRUSH RD	JACKSON	MI	49201	OLD THRUSH RD	JACKSON	MI	49201
000-09-28-301-001-21	IVES GREGORY T & CONNIE J TRUST	6262 THRUSH RD	JACKSON	MI	49201	THRUSH RD	JACKSON	MI	49201



Zoning Change-Staff Report

000-09-29-429-001-00
4901 Ann Arbor Road-Wendy Forner

Information

The applicant, Wendy Forner, is requesting a zoning change for the above parcel, which is located at 4901 Ann Arbor Road. That parcel currently contains a nonconforming (use) residential structure in a Commercial B-2 zoning district. Ms. Forner applied for a zoning permit to put an addition on her residence, a garage, but was denied due to requirements in the zoning ordinance, which state:

Enlargement, expansion, extension or alteration. No nonconforming use of a structure shall be enlarged, expanded, extended, or altered except in changing the use of such structure to a use permitted in the district in which such structure is located.

Zoning Change Request

The applicant is requesting to change the zoning of her parcel from Commercial B-2 to Suburban Residential RS, so that she may proceed with her project and gain the necessary zoning permit.

Township Master Plan-Current/Future Land Use

The Township's Master Plan Future Land Use for this parcel indicated that it would remain Commercial B-2, however the same plan also shows Suburban Residential RS directly to the south. There are currently Commercial B-2 and Suburban Residential RS properties that border each other along the Ann Arbor Road corridor. The Future Land Use map shows those residential properties all converting to Commercial B-2 in the future. The Planning Commission is currently updating the Master Plan and may recommend changes in the Future Land Use Map, which could affect the Township's position on whether the zoning change would align with the Future Land Use Map or not. One could argue that this zoning change could be considered "spot zoning".

Spot zoning is not easily defined and identified, though generally, to be considered a spot zone, the circumstances in question must satisfy the following four criteria:

- The area is small compared to districts surrounding the parcel in question.

- The new district allows land uses inconsistent with those allowed in the vicinity.
- The spot zone would confer a special benefit on the individual property owner not commonly enjoyed by the owners of similar property.
- The existence of the spot zone conflicts with the policies in the text of the master plan and the future land use map.

Zoning Changes-Township Zoning Ordinance

The Township's Zoning Ordinance states the following regarding zoning changes:

Changes in district boundaries authorized; initiation of proceedings. The township board may, from time to time, on recommendation from the planning commission or on its own motion, amend, modify, supplement, or revise the district boundaries or the provisions and regulations established in this chapter whenever the public necessity and convenience and the general welfare require such amendment.

Summary

The applicants request to rezone her property should be analyzed to determine if it conforms with the Future Land Use Map included in the Township's Master Plan. This rezone does not conform with the Future Land Use Map, currently, but the Township's Master Plan is currently under review and may or may not change to make the applicants request more favorable. It should also be analyzed to determine if it would be considered spot zoning. When looking at what elements constitute spot zoning, and applying it to this situation, the area is not any smaller than current districts along Ann Arbor Road, it is not inconsistent with those allowed in the vicinity and does not confer a special benefit on the individual property owner not commonly enjoyed by the owners of similar properties. This property does, however, currently conflict with the policies in the text of the Master Plan and the Future Land Use Plan. In saying that, with the Master Plan and Future Land Use Plan currently under review, that may or may not be the case in the next few months, dependent on the final adoption of those amended plans.

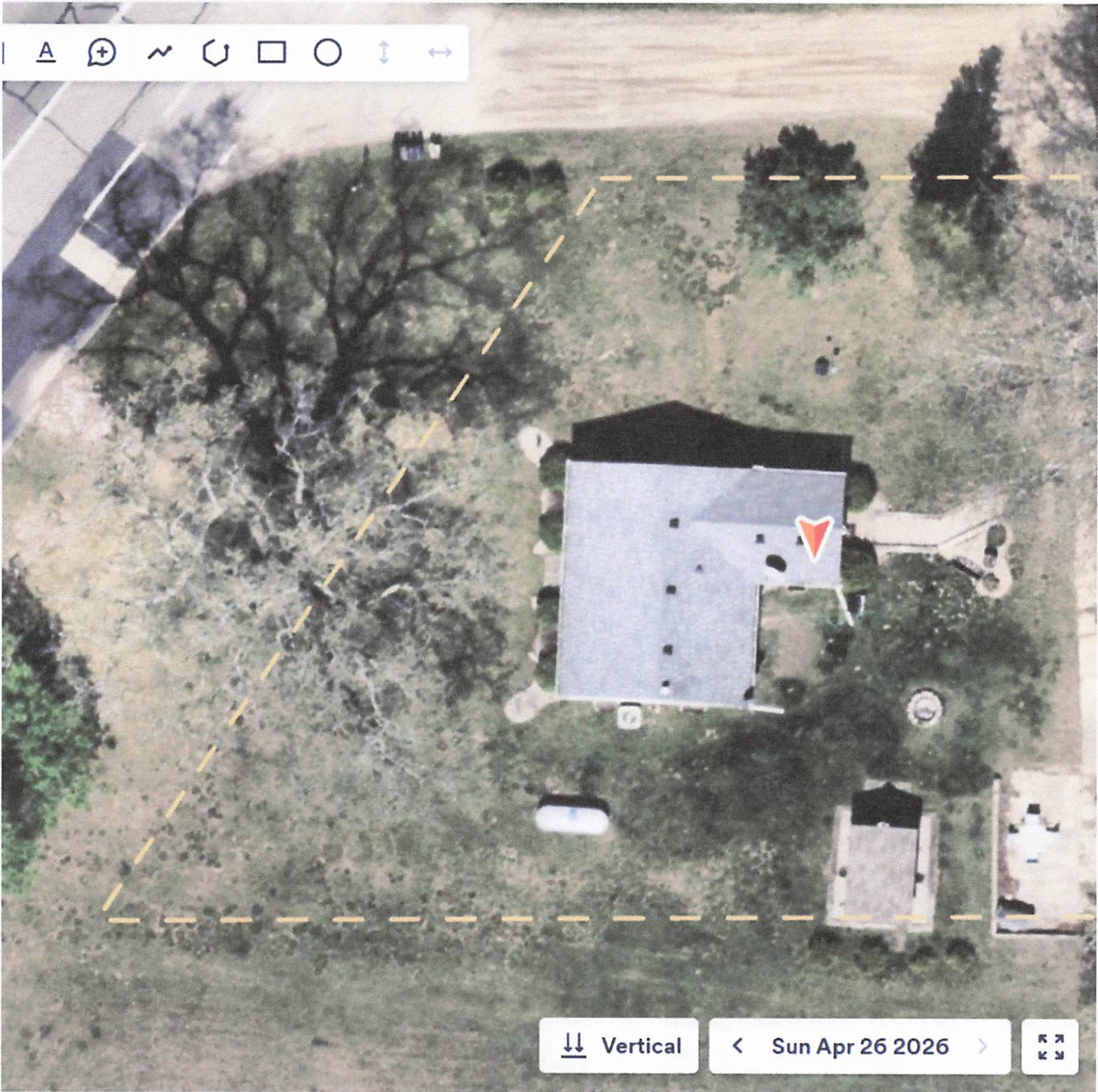
Attachments

Application
Parcel

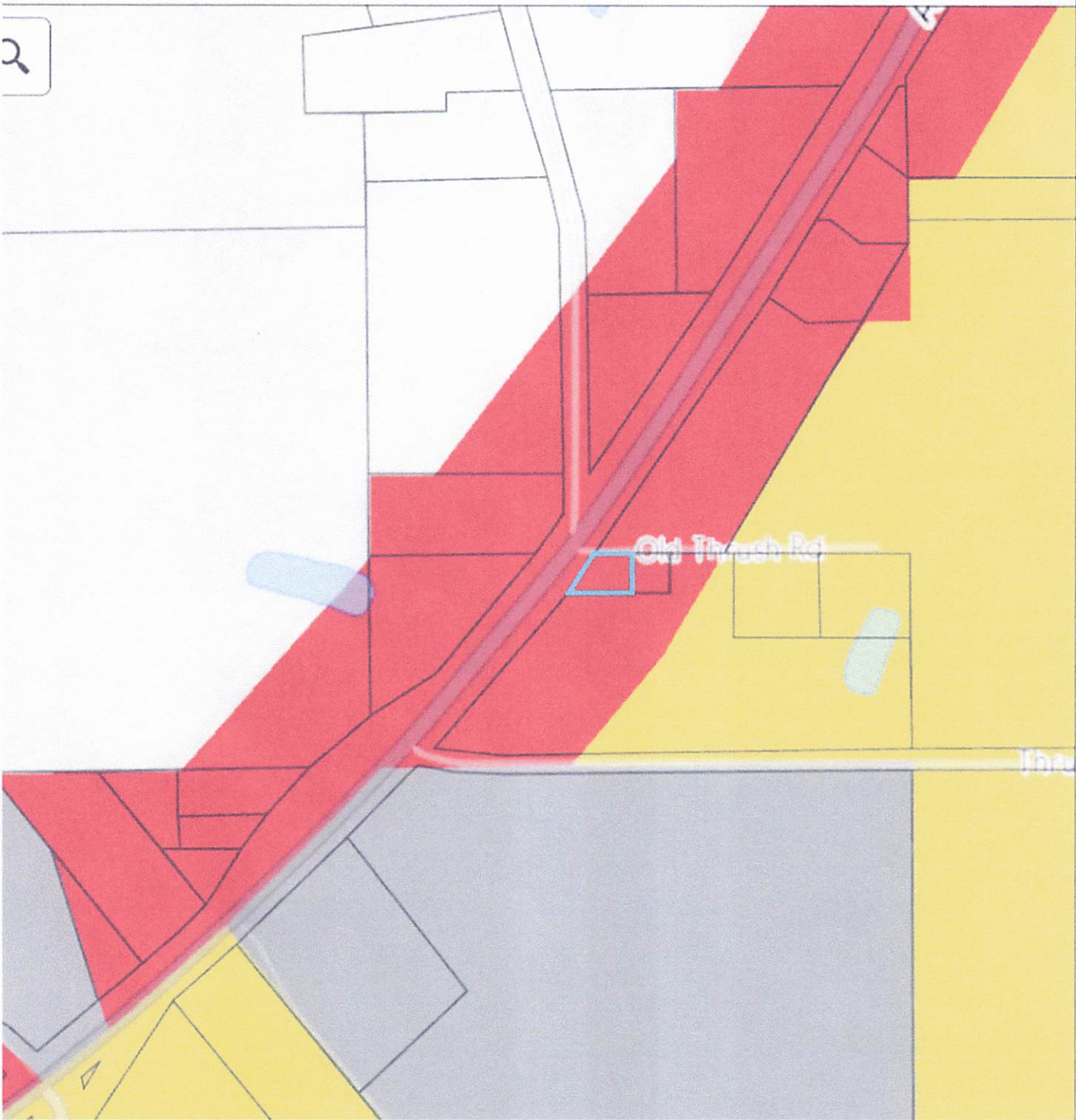
Submitted By

Michael L. Jester
Township Administrator





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About

Zoning

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- Res
- Hig
- Co
- Ind
- Pub

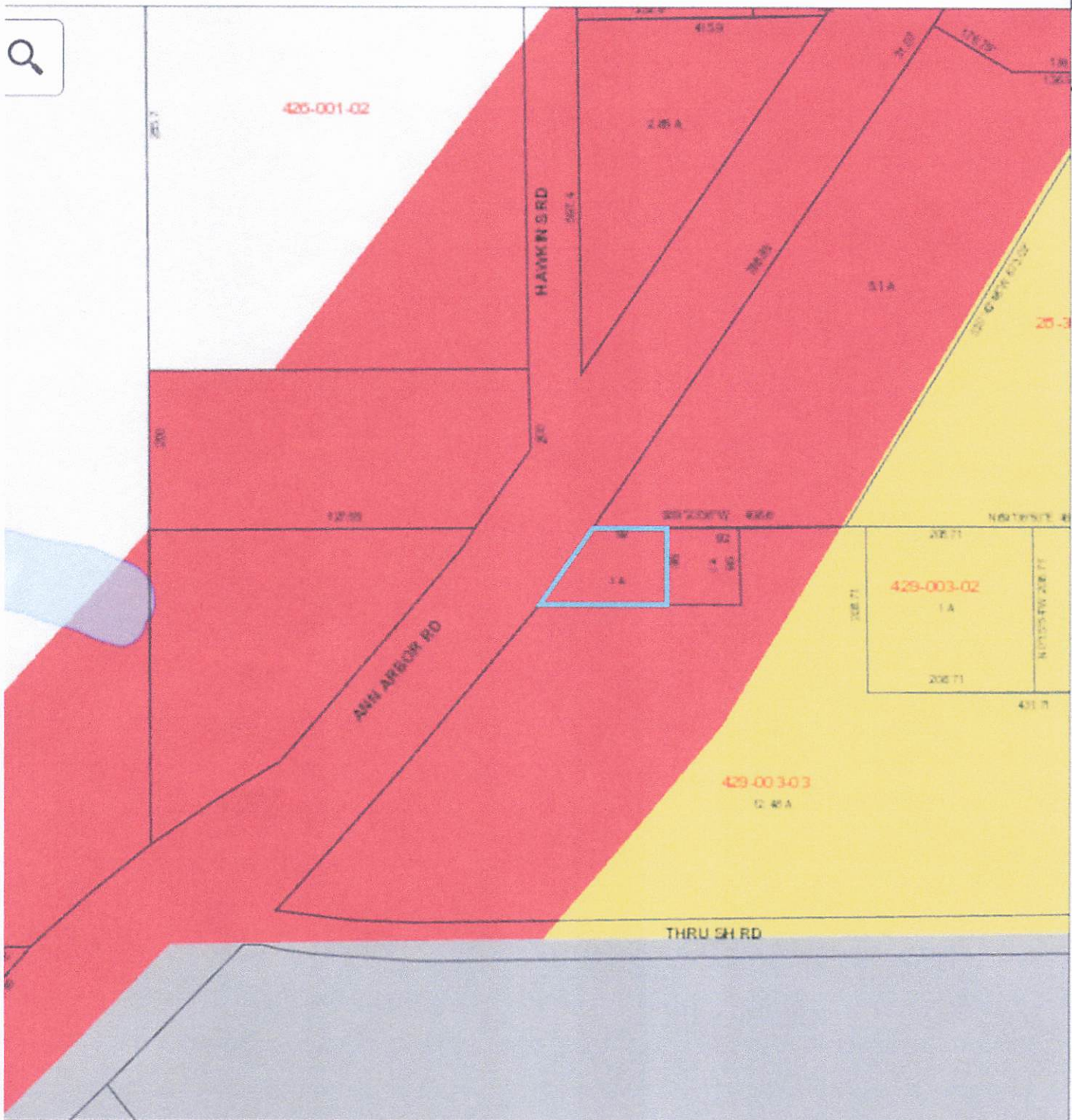
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LEONI TOWNSHIP

LEONI TOWNSHIP - JACKSON COUNTY, MI

3

PLEASE TAKE NOTICE that at a Leoni Board of Trustees meeting held on August 11, 2026 at 913 Fifth St. Michigan Center, MI 49254, Chapter 42-153 section (c) number 15 was adopted by a 7 Aye vote.

Approved Amendment Agricultural (AG) Special Land Use:

Sec. 42-153 c. (15) Conditional Use

(a) Permit:

1. Conditional Use Permits (CUP) must be submitted to the township for approval prior to operation.
2. All applications must include a detailed site plan that meets specific township requirements.

(b) Permitted Business Operation & Residency

1. Any business activity authorized under a Conditional Use Permit (CUP) within the Agricultural (AG) Zoning District shall be maintained strictly as an accessory use to the primary single-family dwelling.
2. Business operations are limited to one resident employee (who must live in the primary dwelling) plus one additional outside employee (maximum of 2 total workers on site).
3. Business operation is entirely contained within the primary residence or an accessory building and involves no exterior storage of materials.
4. Business operation must not change the essential residential or agricultural character of the property.

(c) Traffic & Parking Management

1. Customer traffic is limited to four vehicles on-site during business hours. Additionally, two parking spaces must be provided for the residential unit, in addition to the spaces required for the business.
2. All parking must be provided off-street and kept in a dust-free condition.

(d) Operating Hours

1. Limited business hours. Business hours must be determined prior to submitting application for Conditional Use.
2. During business hours operation must not disrupt the peace and quiet of the surrounding agricultural neighborhood.

(e) Business (Accessory) Building Size Limitations

1. Accessory building size shall not exceed: 2 through 5 acres: Max 2,400 sq. ft. Over 5 acres: Max 3,600 sq. ft. (or a cap based on lot coverage).
2. Where an accessory building is utilized for both the authorized business operation and personal agricultural purposes (including, but not limited to, the storage of livestock, crops, or agricultural machinery), the size limitations established herein shall apply only to the specific floor area dedicated to the business operation. The applicant shall clearly delineate the business-use area from the agricultural-use area on the submitted site plan to ensure compliance without restricting legitimate agricultural storage requirements.

(f) Signage & Advertising

1. Limited Roadside Advertisement: One non-illuminated, ground-mounted sign is permitted.
2. Sign not to exceed six square feet in area and not exceed four feet in height.

(g) County Approvals:

1. Prior to certificate of business operation, the applicant shall obtain and provide evidence of all required state and local licenses and approvals.

PLEASE TAKE FURTHER NOTICE: that Section 42-153 (c) (15) Ordinance Amendment will be effective on the 9th day after the publication date. A copy of the full ordinance may be inspected and obtained at Leoni Township Office of the Clerk, at 913 Fifth Street, Michigan Center, MI 49254.

Cindy Norris
LEONI TOWNSHIP CLERK

Township of Leoni
913 Fifth Street
Michigan Center, Michigan 49254
PHONE: (517) 764-4694
www.leonitownship.com

PLANNING COMMISSION MINUTES
Wednesday, September 2, 2026

The Leoni Township Planning Commission held a meeting Wednesday, September 2, 2026 @ 6:00 p.m. 913 Fifth Street, Leoni Township Meeting Hall, Michigan Center, Michigan.

Meeting opened to call of the Chair: 6:00 p.m.

Members Present: Connie Gibson, Mickey Ballance, Matt Horning, Cody Lester, Mike Hill, William Miles and Bob Pickett

Members Absent:

Persons in attendance: 7

Pledge of Allegiance

Motion by W. Miles supported by C. Gibson to approve the September 2, 2026, agenda as written

Motion adopted by voice vote

Motion by C. Lester, supported by C. Gibson to approve the August 19, 2026, minutes as written

Motion adopted by voice vote

Public Comment:

Opened at 6:01 p.m.

Closed at 6:01 p.m.

DISCUSSION:

C. Lester requested that the order of the agenda be changed so that the rezone could go first and not have to sit through the discussion. The Commission agreed.

PUBLIC HEARING:

- 1. 000-09-29-429-001-00**
4901 Ann Arbor Rd.
Wendy Forner Rezone

DISCUSSION:

Ms. Forner spoke on her behalf and explained that she wants to build a 24 x 24 garage because she has a special needs son and she needs to store his equipment.

Mr. Jester explained that Ms. Forner has a non-conforming use property and for her to build this garage she would need to rezone it. There are other properties zoned Suburban Residential next to Ms. Forner.

Motion by C. Lester, supported by M. Horning to approve the rezone request on properties 000-09-29-429-001-00 at 4901 Ann Arbor Rd. contingent upon Board of Trustee approval.

7 Ayes: M. Hill, C. Gibson, M. Horning, B. Pickett, W. Miles, C. Lester and M. Balance

0 Nays:

Motion Carried

DISCUSSION:

M. Ballance reviewed the Ordinance Project Update with the Commission members, and they discussed each of the topics on the list.

RESERVE:

Public Comment:

Opened at 7:08 p.m.

Closed at 7:08 p.m.

Motion by C. Lester, supported by M. Horning to adjourn the meeting at 7:09 P.M.

Motion adopted by voice vote

Meeting Adjourned 7:09 p.m.